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Your ref: 3/2021/0771

Our ref: 3_2021_0771-LCC.DM

Date: 23rd December 2021

F.A.O. Laura Eastwood

Dear Mr Macholc,

Planning Application: 3/2021/0771

Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms.

Tan Yard Farm, Ribchester Road, Hothersall

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that *"there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording"* (p. 140) so that *"a regional database of farm buildings can be derived and variations across the region examined."* (ibid.)

The 1st Edition 1:10560 Ordnance Survey (Lancashire Sheet 54, surveyed 1844) is thought to depict the barn proposed to become dwelling 2 & 3, whilst the other building (more likely a cart shed than barn) first appears on the 1st Edition 1:2500 Ordnance Survey (Lancashire Sheet 54.09, surveyed 1892). Both buildings are therefore considered to be of some historical interest, with the barn probably dating from the first half of the 19th century, having undergone a number of changes in response to changes in agricultural practices and economics throughout the 1800s, whilst the cart shed is a mid-late 19th century addition.

Consequently, should the Local Planning Authority be minded to grant consent to this scheme, we would recommend that a photographic record of the buildings be required to be made prior to conversion. This can be required under the provisions of paragraph W (13) of the GPDO: *"The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval."* The following wording for a condition is suggested:

Condition: No development shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a photographic record of both buildings as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a full photographic coverage, inside and out, of these structures and a set of plans 'as existing' showing the location and orientation of the photographs. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwellings consented being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Note: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. '*Understanding Historic Buildings*' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2021) paragraph 205: "*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]*".

Yours sincerely

Doug Moir

Planning Officer (Archaeology)
Historic Environment Team